

EXHIBIT F



CITY OF PHILADELPHI

POLICE DEPARTMENT
400 NORTH BROAD STREET
PHILADELPHIA, PENNSYLVANIA 19130

Captain Joseph Busa
39th District Commanding Officer
2201 W Hunting Park Avenue
Philadelphia, PA, 19140

September 12th, 2024

*SENT VIA
FIRST CLASS U.S. MAIL*

Bu-Bu Deli
3153 N 22nd St
Philadelphia, PA, 19132

Maya 2008 Investment Group
2901 N 27th St
Philadelphia, PA 19132

RE: CITY CODE §9-4400 NUISANCE BUSINESS NOTIFICATION

Dear Maya 2008 Investment Group:

Please be advised that nuisance related activity, as defined by City Code Section 9-4400, has occurred inside your business or on the sidewalk or street abutting your business on September 12th, 2024.

A copy of the police report(s) is/are attached.

Please be advised that if such nuisance behavior occurs on three (3) or more separate days during any twelve (12) month period, your business may be classified as a "Chronic or Critical Nuisance" business. Should this occur, the Philadelphia License and Inspections Department could begin legal action to close your establishment.

Please take the necessary steps to stop this behavior from occurring in your business or on the sidewalk or street abutting your property. If you need recommendations of how to stop this nuisance behavior from occurring, please feel free to contact the Crime Prevention Officer at the phone number listed above.

Sincerely,


Captain Joseph Busa #2

Commanding Officer 39th District

CITY OF PHILADELPHIA
CODE VIOLATION
NOTICE

6456364-5		DATE	TIME	AM
		9.14.24	8:10	PM
NAME OF VIOLATOR Bu-Bu Deli				
ADDRESS OF VIOLATOR 3153 N. 22nd				
CITY	STATE	ZIP		
Phila	PA	19132		
VIOLATION				
STREET CODE				
LOCATION	HOUSE #	DIRECTION	STREET NAME	DESIGNATION
OF VIOLATION	3153	N.	22nd St.	
OWNER				
CODE				
OWNER				
Maga Investment Group LLC				
OWNER ADDRESS				
2901 N. 27th				
CITY	STATE	ZIP		
Philadelphia	PA	19132		

YOU ARE HEREBY NOTIFIED THAT YOU VIOLATED THE FOLLOWING SECTION OF THE PHILADELPHIA CODE.

If payment is not received within 10 calendar days, a \$25.00 additional penalty is due.

- 01 ☐ PM 302.4 High Weeds \$75
 04 ☐ 10-704.1 Sidewalk not Litter Free \$50
 06 ☐ 10-714.1 Premises not Litter Free \$50
 07 ☐ 10-717.1A Trash Set out Early \$50

FINE AMOUNT FOR VIOLATION LISTED BELOW IS CIRCLED

\$25 \$50 \$75 \$100 \$150 \$250

19 ☒ Other 9206942

Comments:

Created a nuisance

Returned Checks. If your check is returned unpaid for insufficient or uncollected funds, (1) you authorize The City of Philadelphia or its agent to make a one-time electronic fund transfer from your account to collect a fee of \$20; and (2) The City of Philadelphia or its agent may re-present your check electronically to your depository institution for payment.

Issuing Officer	Badge No.	Dept.	Viol Dist.
PLO Guitierrez	3322	PPD	35th
Issued	Other		

IMPORTANT ... See instructions on back.

PHILADELPHIA POLICE DEPARTMENT
COMPLAINT OR INCIDENT REPORT

YEAR	DIST./OCC.	D.C. No.	SECT.	DIST.	VEH. NO.	REPORT DATE
2024	39	060851	3	39	T5	9-14-2024
CRIME OR INCIDENT CLASSIFICATION			CODE	TIME OUT A TIME IN A		
				8:15 PM 9:00 PM		
LOCATION OF OCCURRENCE				TYPE OF PREM.		
3153 N. 22nd Street				OUT		
DATE OF OCCUR.	DAY CODE	TIME OF OCCUR.	A	NATURE OF INJURY		
9-14-2024	6	8:15	PM	NONE		
COMPLAINANT			AGE	RACE	SEX	PHONE (HOME)
Police						
ADDRESS			PHONE (BUSINESS)			
39th District						
FOUNDED	REPORT TO FOLLOW		UNIT	CODE	INV. CONT NO.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Close Out					
WITNESS	TRACEABLE PROP.	UNIQUE DESCRIPTION OF OFFENDER		OTHER EVIDENCE		
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No		
DESCRIPTION OF INCIDENT (Include Description of Crime Scene if Applicable)						
S. CVN Upon arrival at the business at the above location Police observe multiple individuals creating a nuisance by blocking the active pedestrian sidewalk and, when politely asked, failed to disperse from outside the store.						
CVN # 6456364-5 issued						
WITNESS		ADDRESS		PHONE NUMBER		
OFFENDER INFORMATION						
PROPERTY DESCRIPTION (Include Make, Model, Color and Serial No. Where Applicable)			PROP. CODE	INSURED	STOLEN VALUE	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	\$	
Notifications made to 311 # 17149485						
DC NO.						
VEHICLE 1 - OWNER'S NAME			VEHICLE 2 - OWNER'S NAME			
VEHICLE 1 - OPERATOR'S NAME			VEHICLE 2 - OPERATOR'S NAME			
WANTED/STOLEN MESSAGE SENT		DIST./UNIT TERMINAL	RECEIPT NO.	SENT BY		
General No. Date						
REPORT PREPARED BY			NO.	DIST./UNIT	TOTAL PAGES	PAGE NO.
Miller / Evitts			4243	39T5	1	1
REVIEWED BY		NO.	DIST./UNIT	REFERRAL DATE	CEN NO.	
PURSUANT TO ACT 155 OF 1992, THE BELOW PERSON ACKNOWLEDGES RECEIPT OF THE NOTIFICATION OF VICTIM SERVICES FORM:						

75-48 Front (Rev. 11/09) 299609 292049

CITY OF PHILADELPHIA
CODE VIOLATION
NOTICE

6456361-2		DATE	TIME	AM
		9.12.24	11:15	PM
NAME OF VIOLATOR Tisha Vegg				
ADDRESS OF VIOLATOR 2635 N. 2nd St.				
CITY	PA	STATE	19133	ZIP
VIOLATION STREET CODE				
LOCATION OF VIOLATION	HOUSE #	DIRECTION	STREET NAME	DESIGNATION
3153			N. 22nd St.	
OWNER CODE				
OWNER Maya 2008 Investment Group LLC				
OWNER ADDRESS 2901 N. 27th St.				
CITY	PA	STATE	19132	ZIP

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\$25 \$50 \$75 \$100 \$150 \$250

19 ☒ Other 10-6042B

Comments: Patrons Drinking
on sidewalk.

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Issuing Officer P10 Ewitt	Badge No. 3362	Dept PPD	Viol Dist 37th
Issued	Other		

IMPORTANT ... See instructions on back.

311 # 17146889

CITY OF PHILADELPHIA
CODE VIOLATION
NOTICE

6456360-1		DATE	TIME	AM
		9.12.24	11:15	PM
NAME OF VIOLATOR Tisha Vegg				
ADDRESS OF VIOLATOR 2635 N. 2nd St.				
CITY	PA	STATE	19133	ZIP
VIOLATION STREET CODE				
LOCATION OF VIOLATION	HOUSE #	DIRECTION	STREET NAME	DESIGNATION
3153			N. 22nd St.	
OWNER CODE				
OWNER Maya 2008 Investment Group LLC				
OWNER ADDRESS 2901 N. 27th St.				
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\$25 \$50 \$75 \$100 \$150 \$250

19 ☒ Other 92069A2

Comments: Created a
nuisance.

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Issued	Other		

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